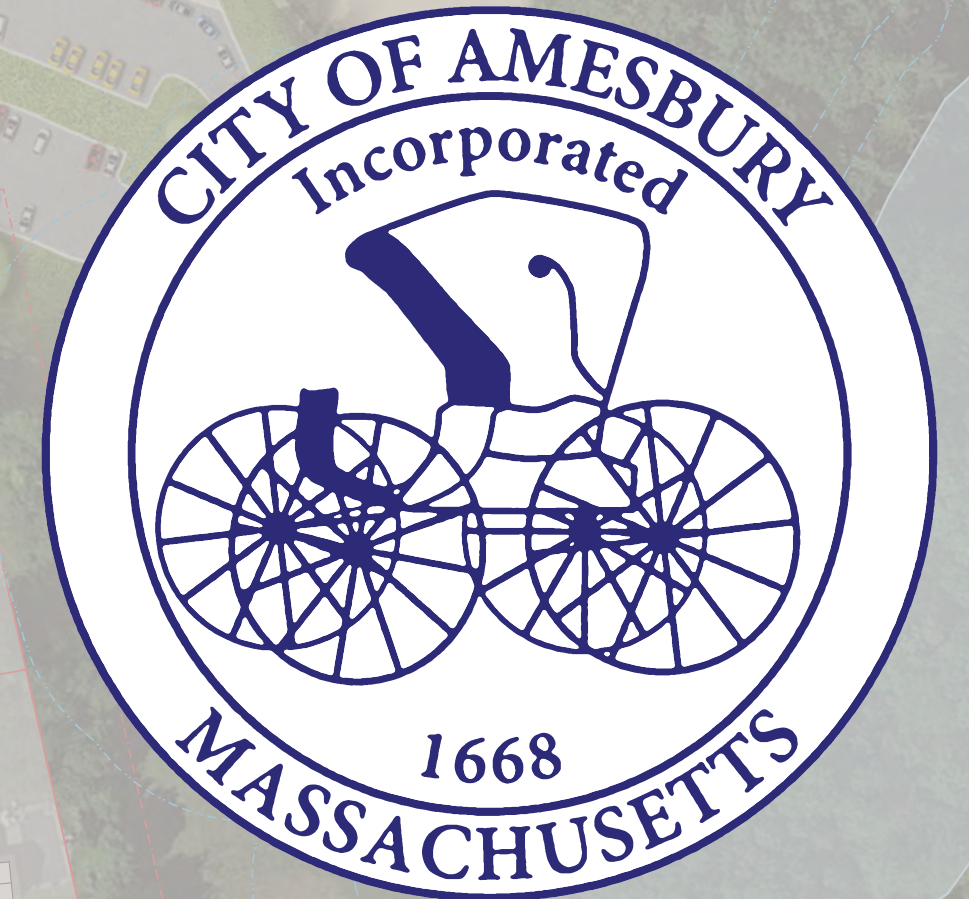




# Amesbury School Building Committee November 19, 2020



# Amesbury Elementary School

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architects + planners

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# Project Updates

- Peer Review Process Update
- Design Update
- Planning Board Design Considerations

Parking Review

Site Planting, Parking Lot Landscaping and Waiver Requests

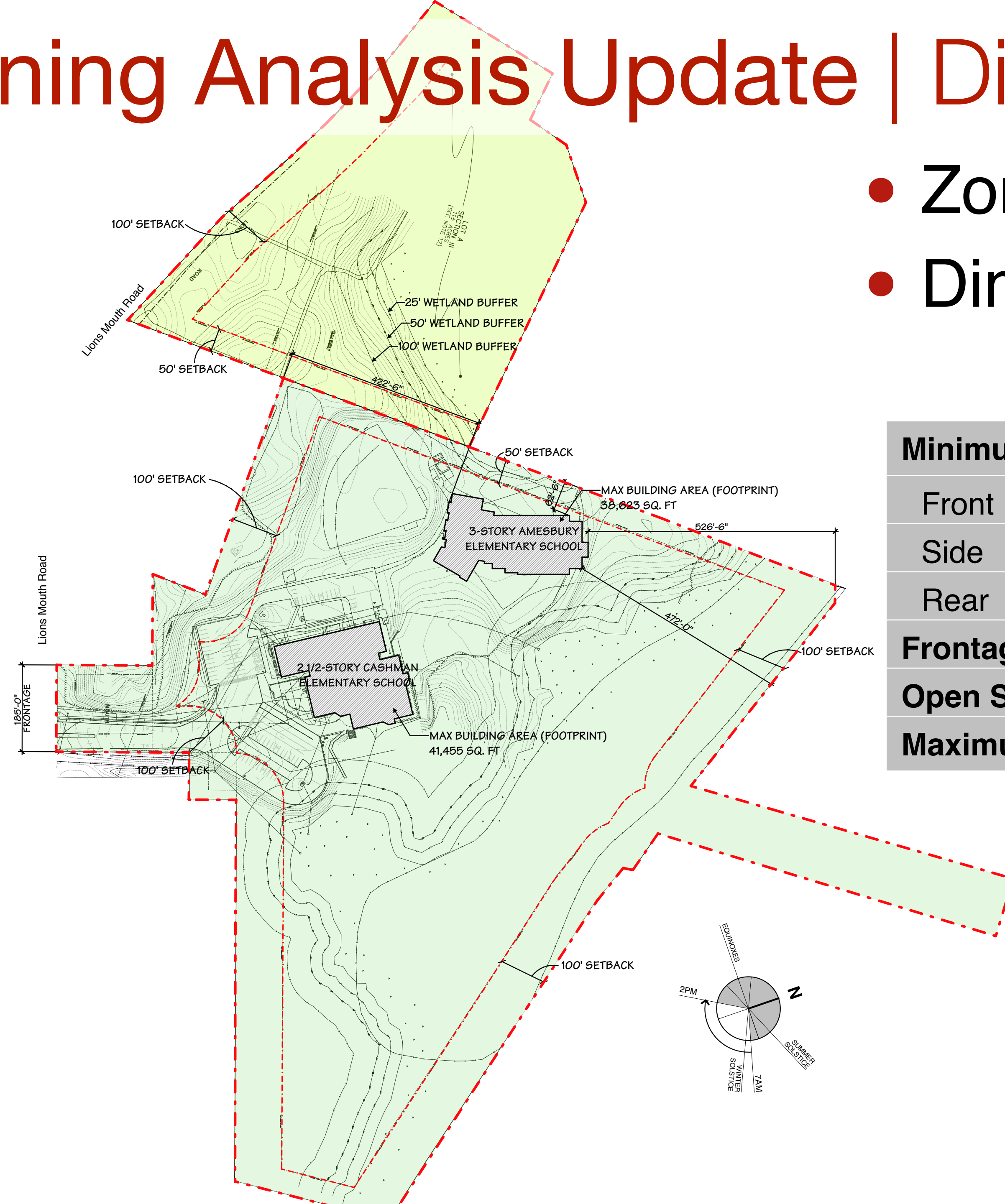
Utility Waiver Request

Other Site Design Updates



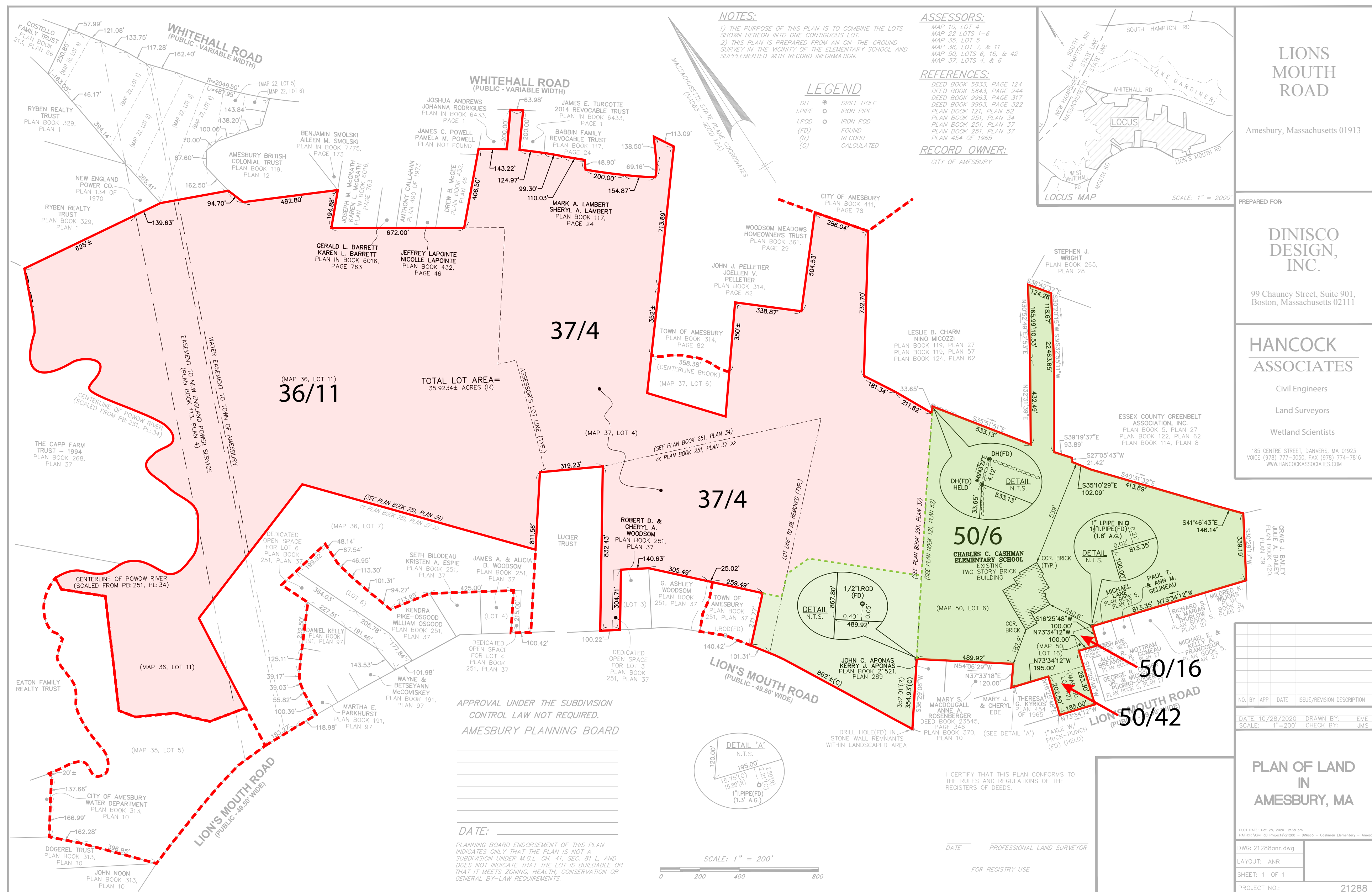
# Zoning Analysis Update | Dimensional Requirements

- Zoning District: OSC
- Dimensional Requirements



	Required	Proposed
Minimum Yard Setback		
Front	100 ft	433 ft
Side	50 ft	62.5/472.0 ft
Rear	100 ft	526.5 ft
Frontage	400 ft	862 ft
Open Space	80%	99.04%
Maximum Building Height	Not Restricted	45 ft

# Zoning Analysis Update | Pending ANR



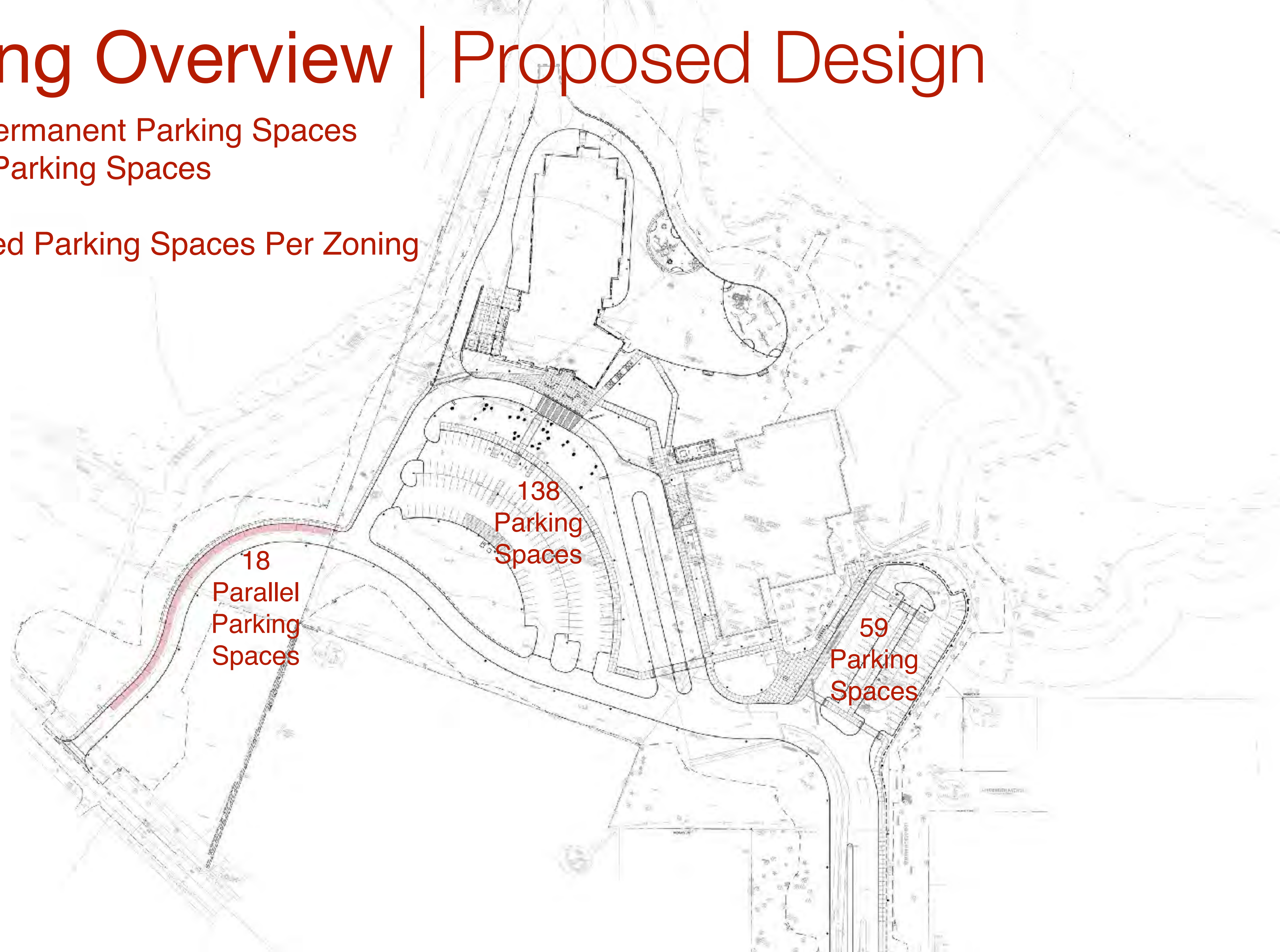


# Parking Overview | Proposed Design

**197** Total Permanent Parking Spaces

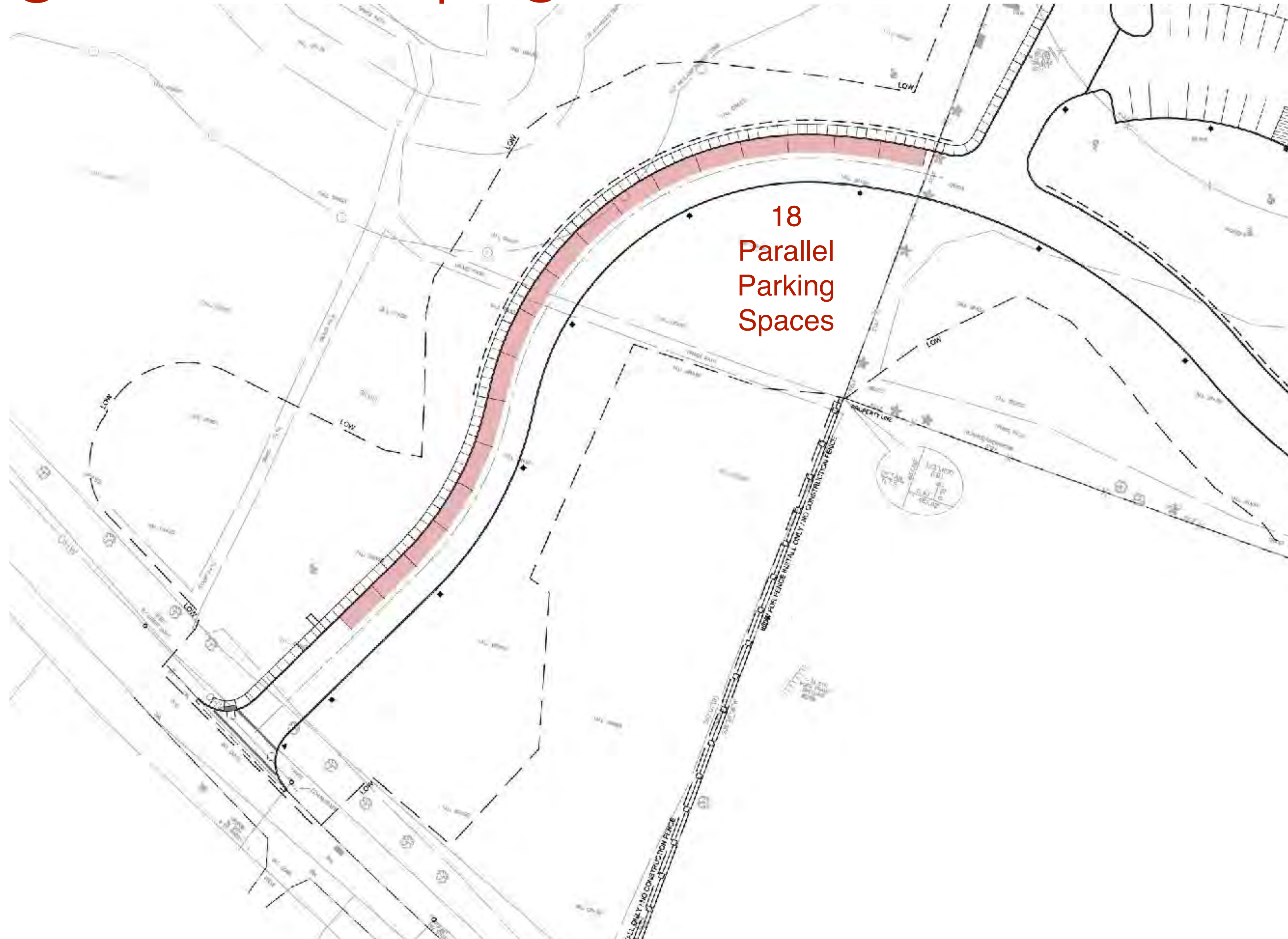
**18** Limited Parking Spaces

**178** Required Parking Spaces Per Zoning



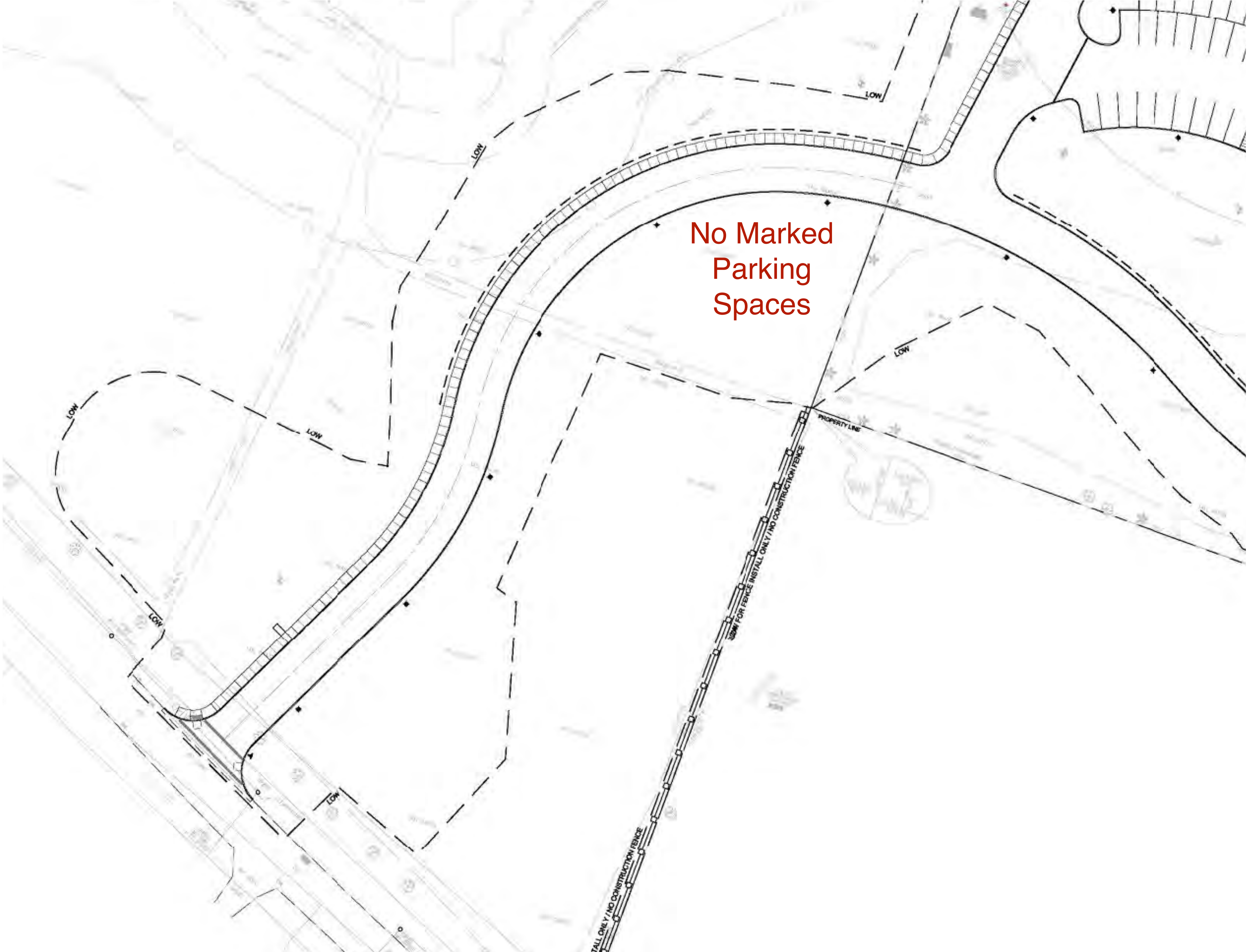


# Parking Overview | Egress Drive





# Parking Overview | Egress Drive





# Parking Overview | Marked Parking Spaces

**197** Total Parking Spaces





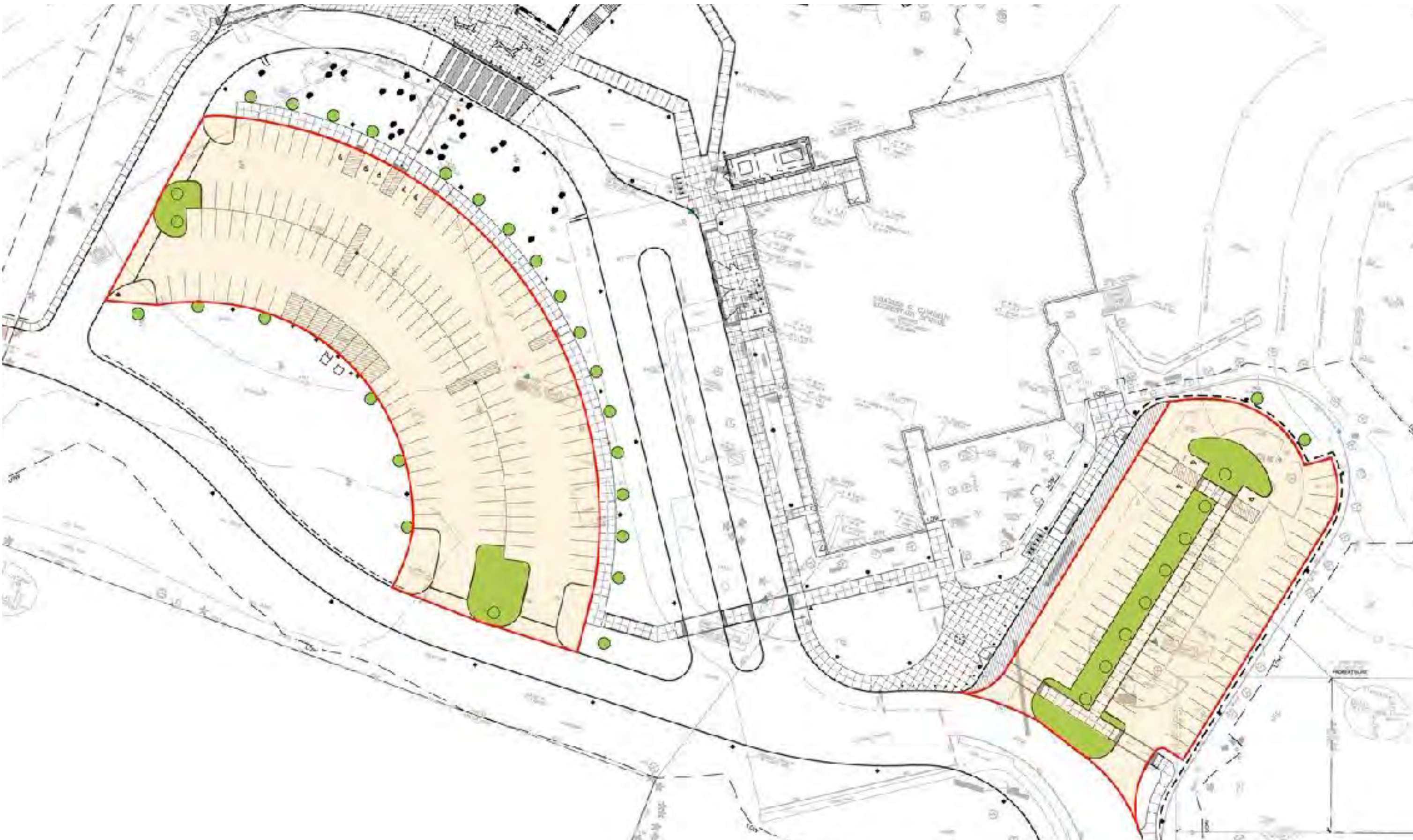
# Waiver Request 1 | Zoning Bylaw Section VIII.G.16

## Minimum Landscaped Area in Parking Lots

Main Parking Lot 49,608 SF	Required	Proposed
% of landscaped Area	5%	4.6%
Area (SF)	2,480	2,260
Islands every 20 Spaces	Yes	No

Cashman Parking Lot 30,478 SF	Required	Proposed
% of landscaped Area	5%	15.9%
Area (SF)	1,524	4,847
Islands every 20 Spaces	Yes	No

## Proposed (With Waiver):





# Waiver Request 1 | Zoning Bylaw Section VIII.G.16

## Minimum Landscaped Area in Parking Lots

Main Parking Lot 49,608 SF	Required	Proposed
% of landscaped Area	5%	6.6%
Area (SF)	2,480	3,252
Islands every 20 Spaces	Yes	Yes

Cashman Parking Lot 30,478 SF	Required	Proposed
% of landscaped Area	5%	16.4%
Area (SF)	1,524	5,009
Islands every 20 Spaces	Yes	Yes

## Revised (No Waiver)





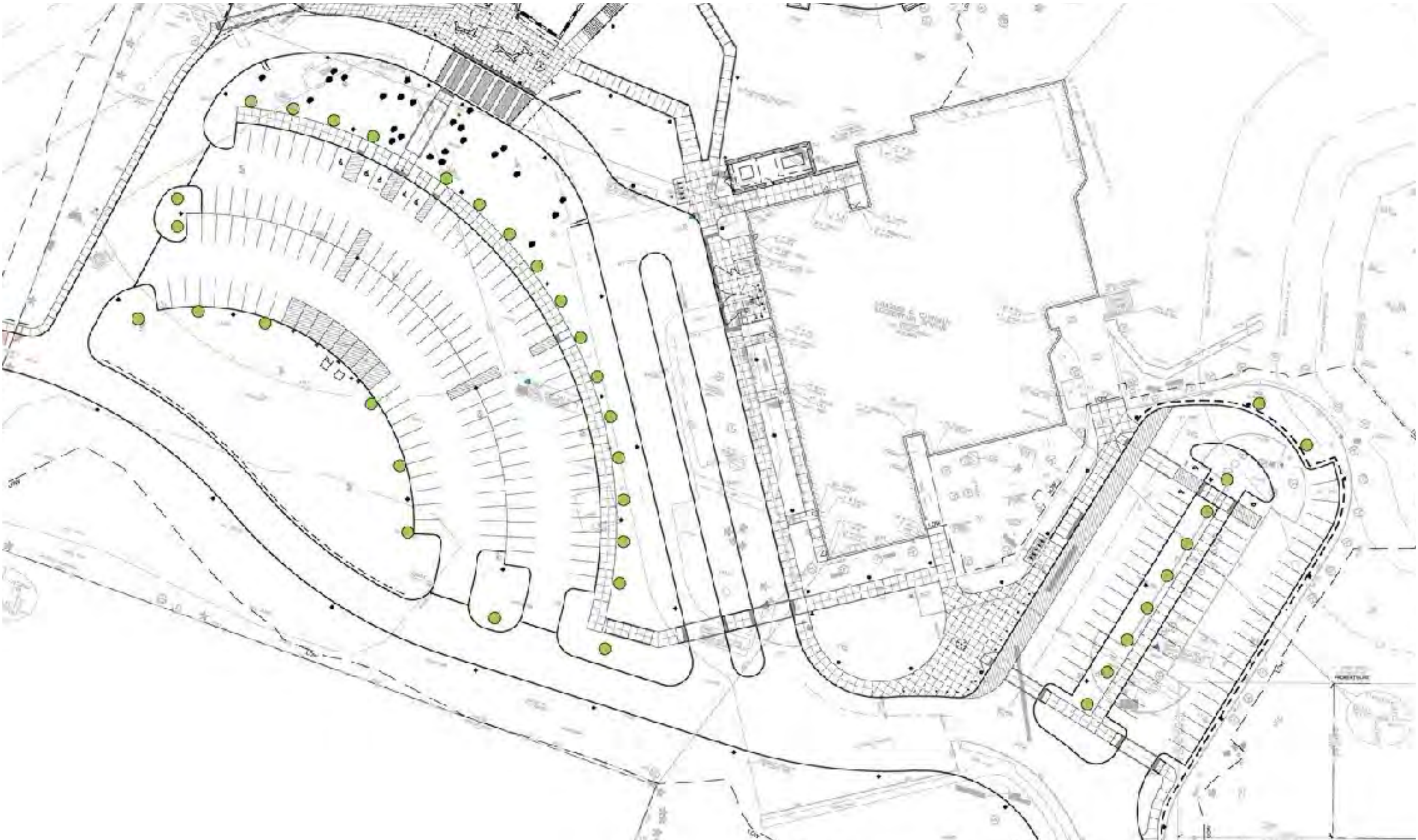
# Waiver Request 1 | Zoning Bylaw Section VIII.G.16

Shade Trees required within Parking Lot

Main Parking Lot	Required	Proposed
Shade Trees (within 10' of parking)	17.25	9
Shade Trees (within 15' of parking)		17

Cashman Parking Lot	Required	Proposed
Shade Trees (within 10' of parking)	7.4	2
Shade Trees (within 15' of parking)		8

Proposed  
(With Waiver):





# Waiver Request 1 | Zoning Bylaw Section VIII.G.16

Shade Trees required within Parking Lot

Main Parking Lot	Required	Proposed
Shade Trees (within 10' of parking)	17.25	18
Shade Trees (within 15' of parking)		8

Cashman Parking Lot	Required	Proposed
Shade Trees (within 10' of parking)	7.4	10
Shade Trees (within 15' of parking)		0

Revised  
(No Waiver)





# Waiver Request 2 | Zoning Bylaw Section VIII.G.17

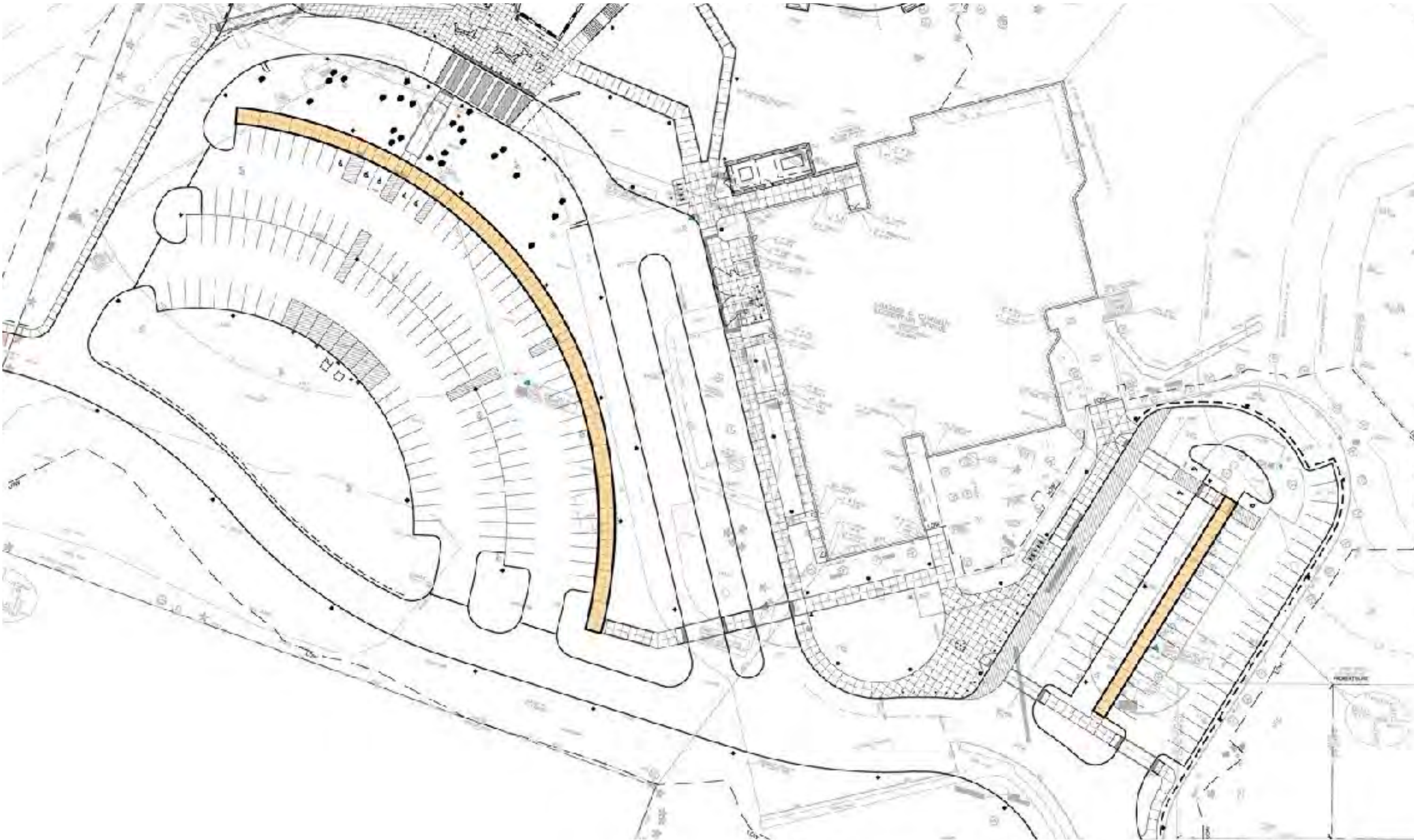
	Required	Proposed
Vehicle Overhang	3 feet	-

AES: The sidewalks abuts the curb. The curb is (6) inches wide and the sidewalk is (10) feet wide for a total of (10) feet (6) inches. With the (3) foot wide overhang for the vehicle there is a clear path of (7) feet (6) inches for pedestrians.

CES: The sidewalks abuts the curb. The curb is (6) inches wide and the sidewalk is (8) feet wide for a total of (8) feet (6) inches. With the (3) foot wide overhang for the vehicle there is a clear path of (5) feet (6) inches for pedestrians.

The DPW has stated that they would prefer that the paving extend to the curb and the sidewalk be widened to accommodate pedestrian movement for ease of maintenance and snow plowing.

## Proposed (With Waiver):

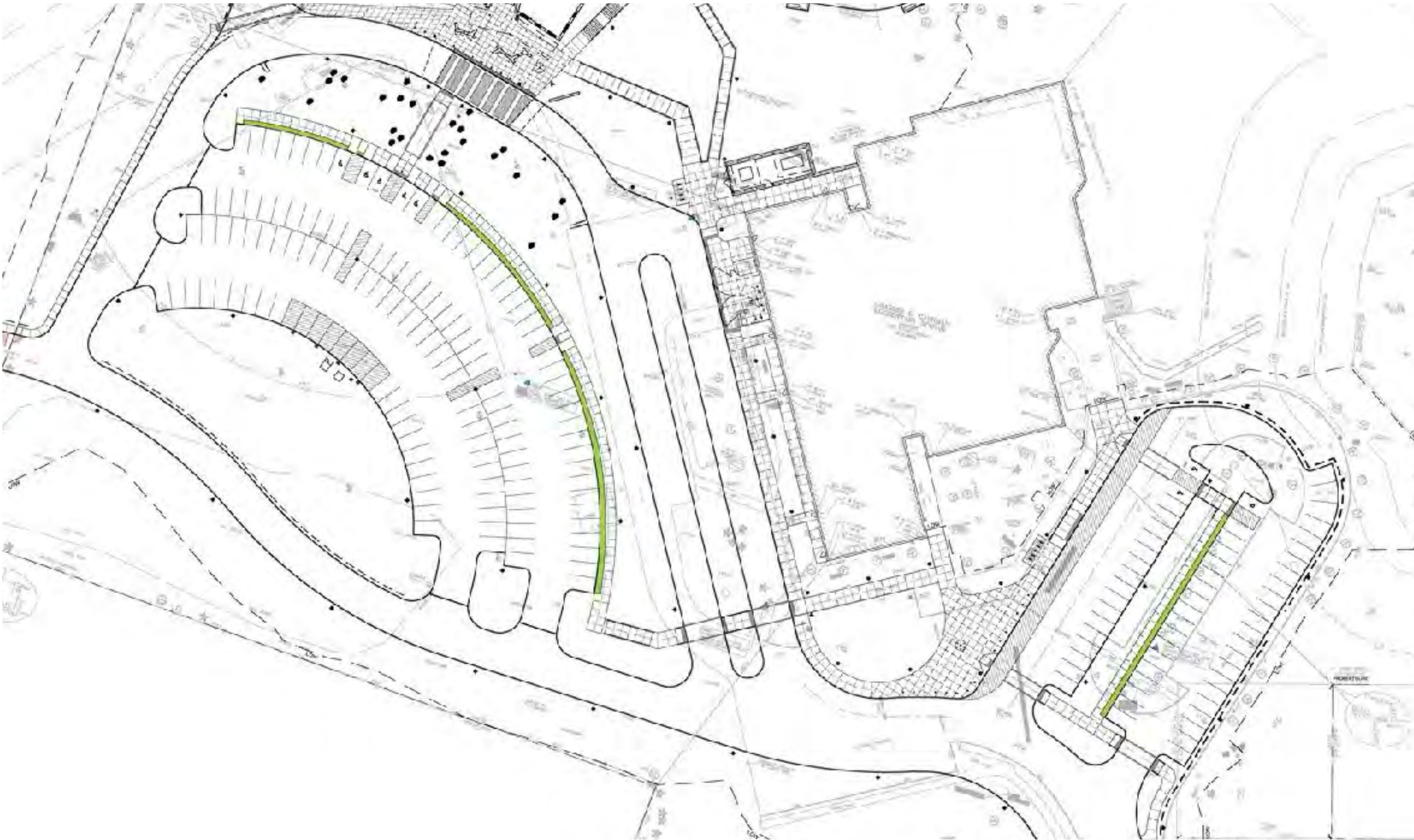




# Waiver Request 2 | Zoning Bylaw Section VIII.G.17

	Required	Proposed
Vehicle Overhang	3 feet	3 feet

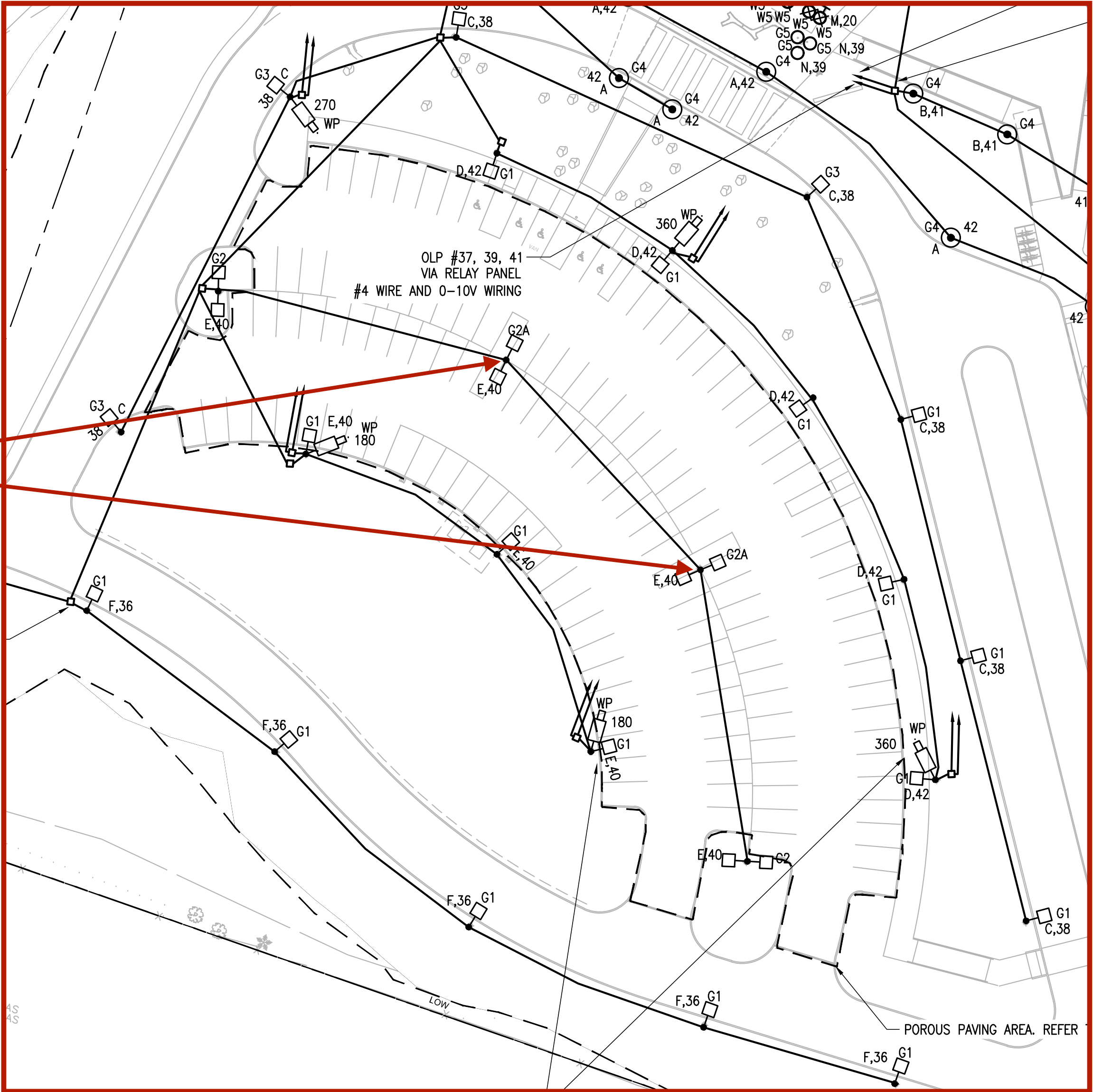
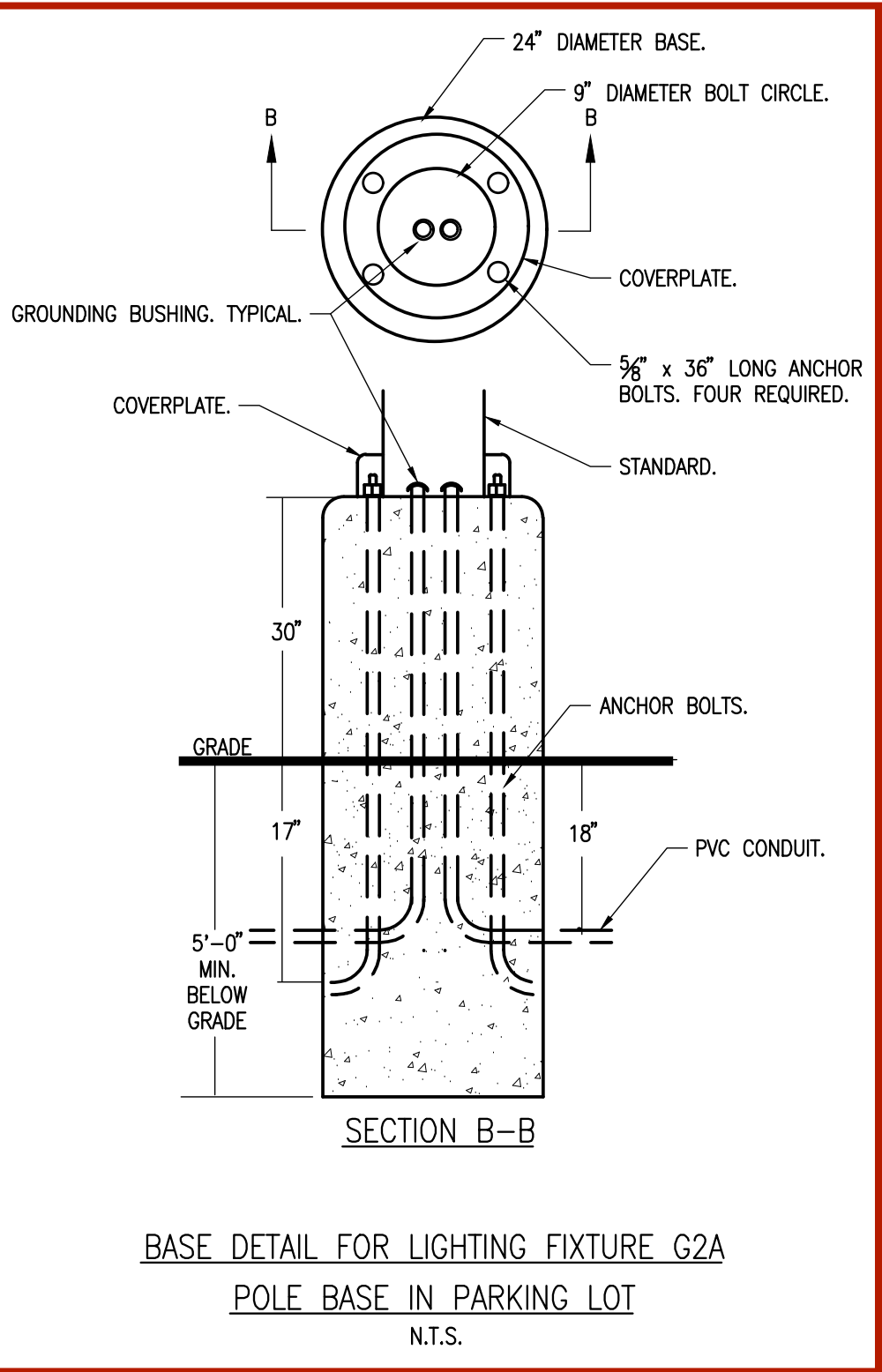
Revised  
(No Waiver)



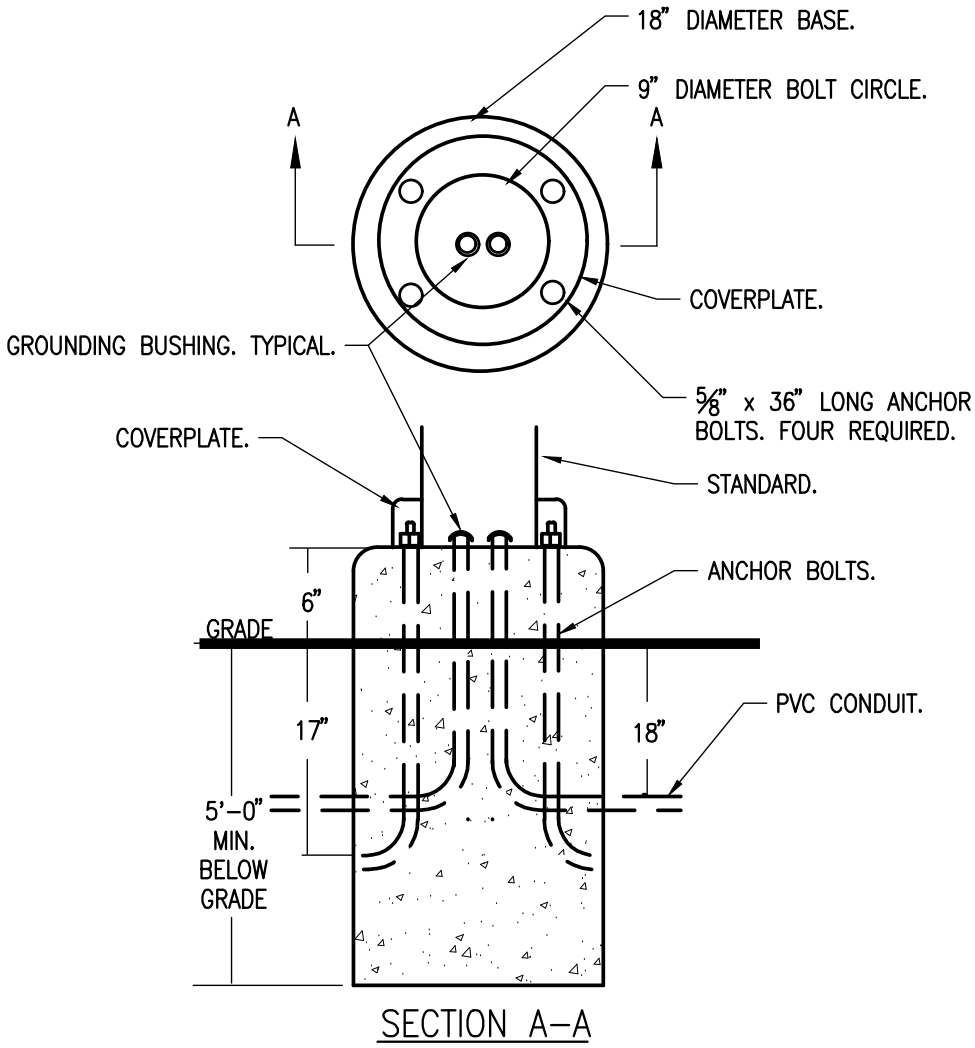


# Proposed | Parking Lot Base Mounting Details

## Parking Lot Base Proposed:



## Typical Base: 6" above grade





# Parking Lot Overview | With Waivers

## Waivers Required:

- Shade Trees within 10'
- Minimum Landscaped Area
- Landscaped Islands
- 3' Min Overhang
- 6" High Light Pole Base

**197 Total Parking Spaces**





# Parking Lot Overview | No Waivers

## Zoning Requirements Met:

- ✓ Shade Trees within 10'
  - ✓ Minimum Landscaped Area
  - ✓ Landscaped Islands
  - ✓ 3' Min Overhang at Sidewalks
  - ✓ 6" High Light Pole Base
- Net Loss of 8 Parking Spaces

**189 Total Parking Spaces**





# Parking Lot Overview | Final Proposed Layout

**189** Total Parking Spaces





# Waiver Request 3 | Pipe Material & Cover

The project is proposing to use HDPE pipe for all drainage pipe. There are only a few isolated incidents where there will be less than 3 feet of cover over the drainpipes. Please note that there is a minimum of 2.5 feet of cover over the pipes with less than the 3 feet required.

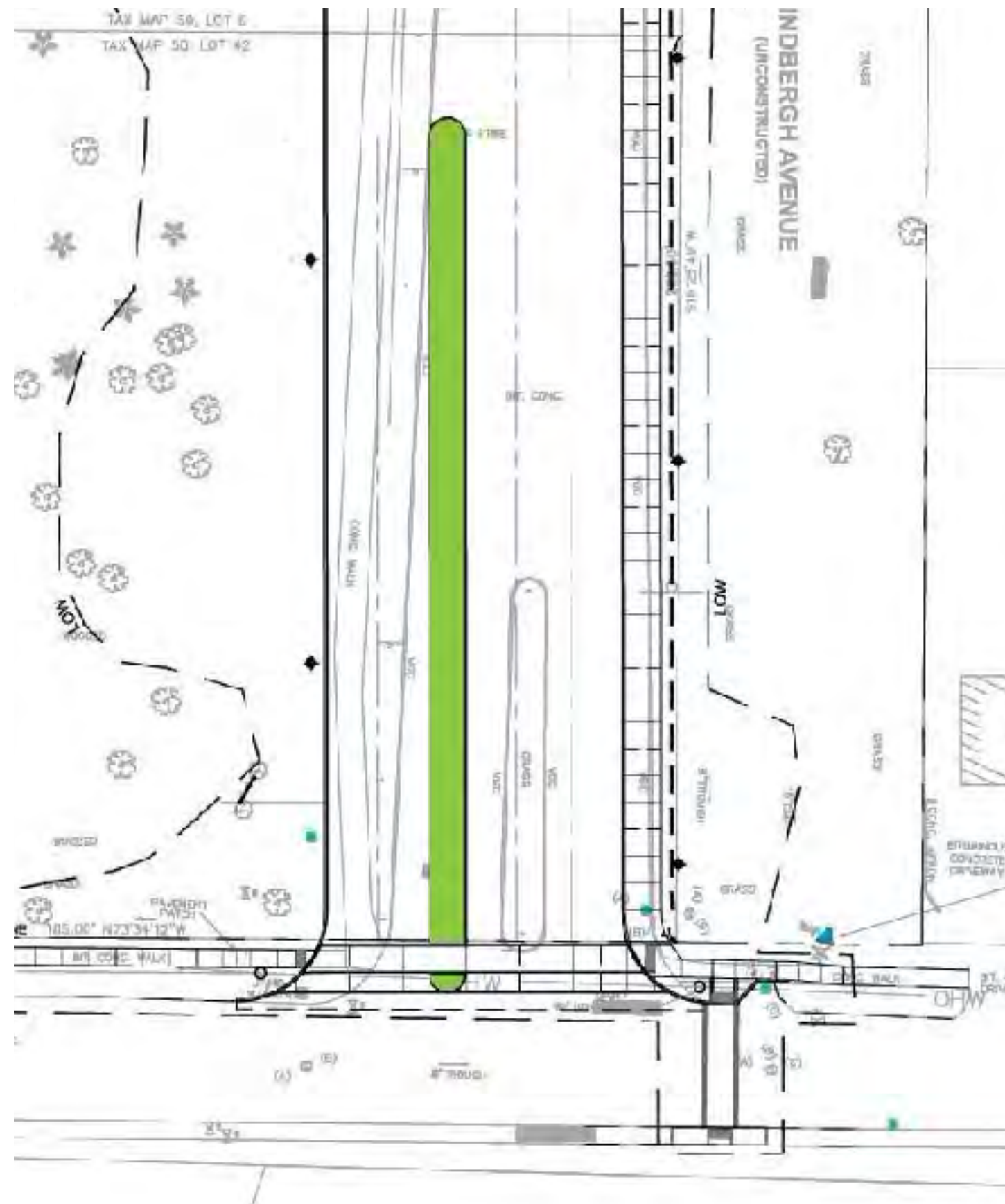
After consulting with the City of Amesbury DPW, they are in favor of the HDPE pipe material. DPW regularly uses this pipe throughout the City and acknowledges the benefits of designing a cost-conscious system with modern pipe materials.

	Required	Proposed
Pipe Material	Reinforced Concrete	HDPE
Minimum Cover	3 feet	2.5 feet



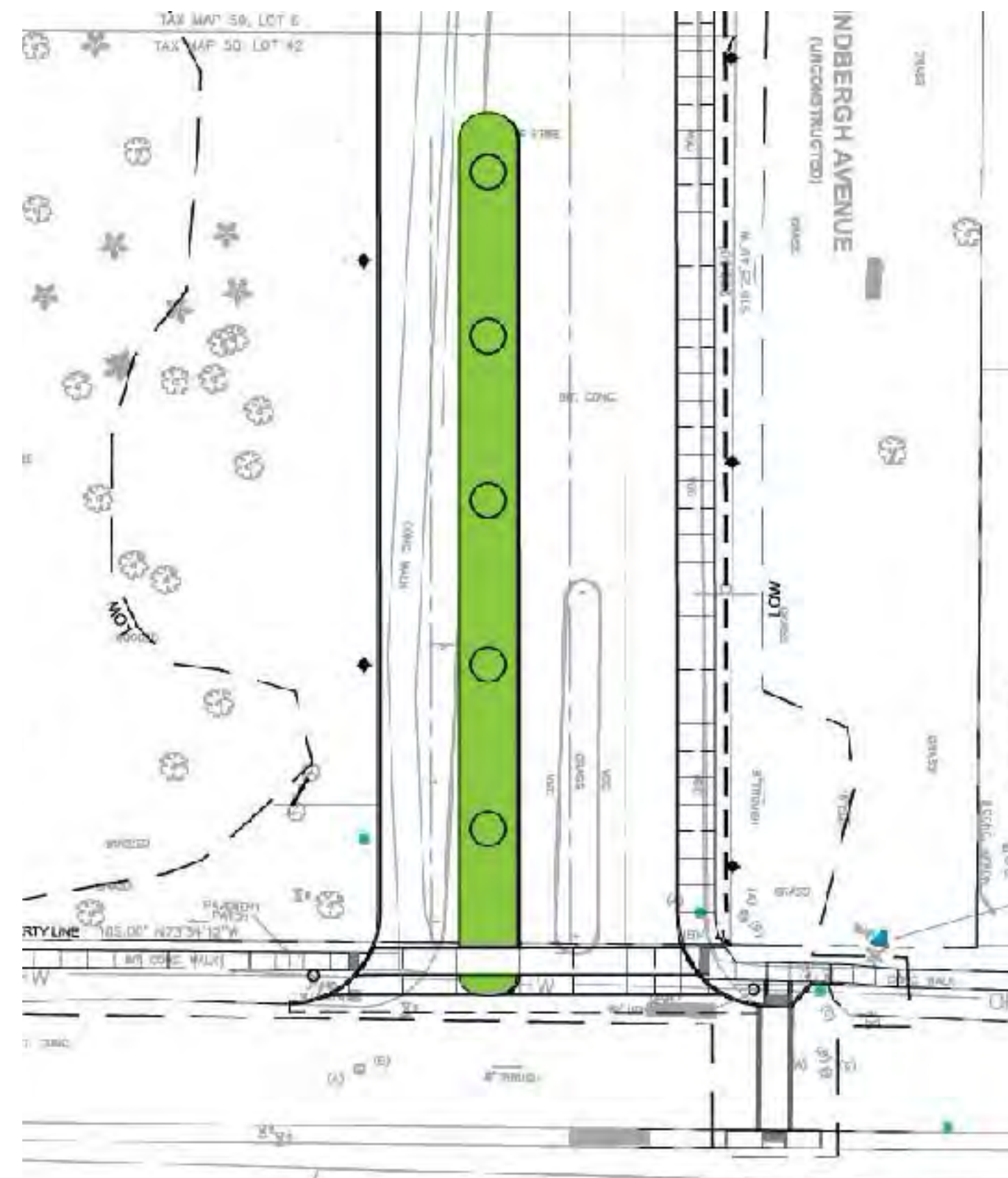
# Entry Drive Design | Peer Review Update

Proposed:



2 lanes for exiting - 23' wide

Revised:



1 lane for exiting - 20' wide  
(to accommodate emergency vehicles)



# Proposed | Site Lighting Photometrics

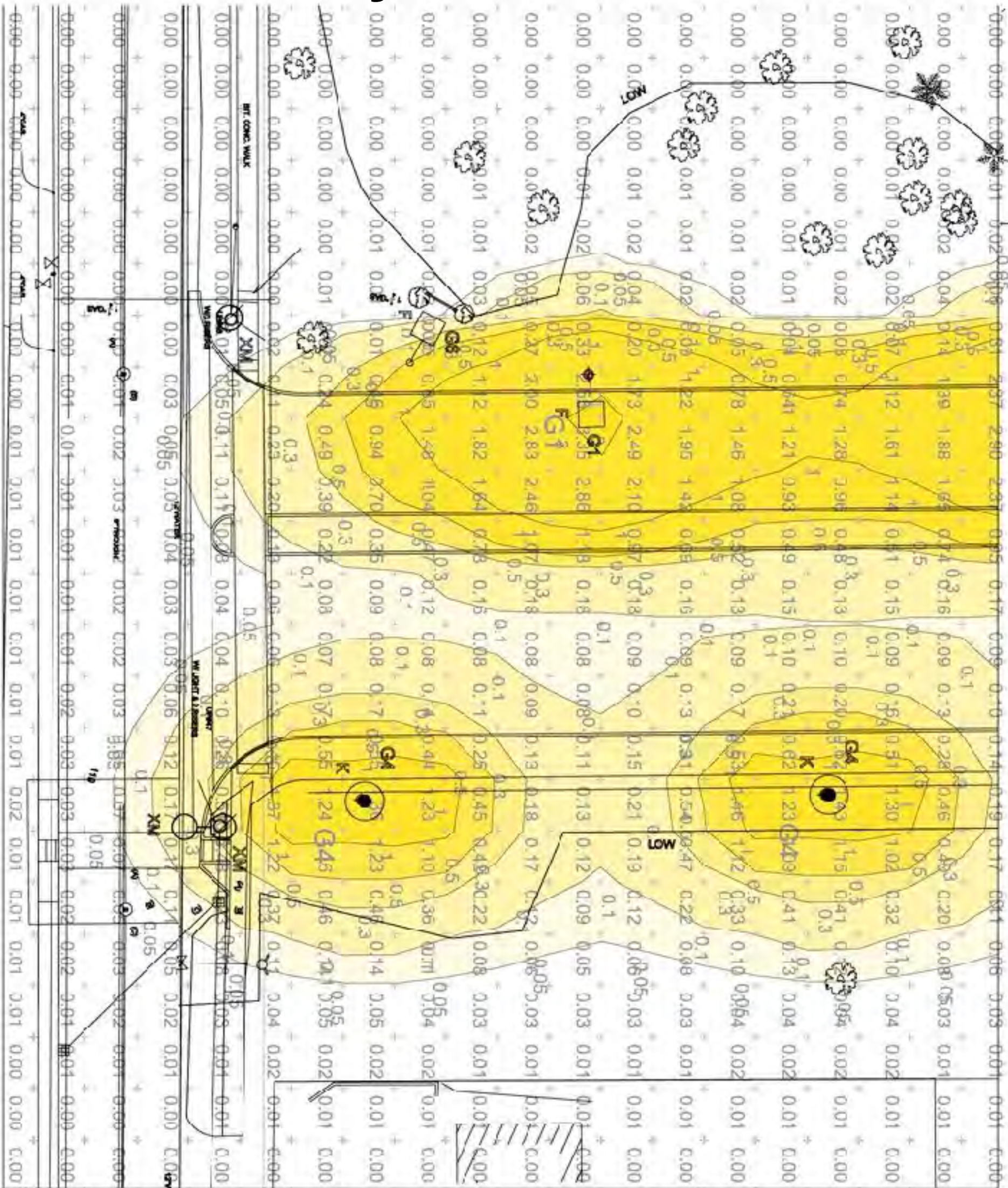


Exterior lighting controls and programming  
to be provided for Peer Review responses

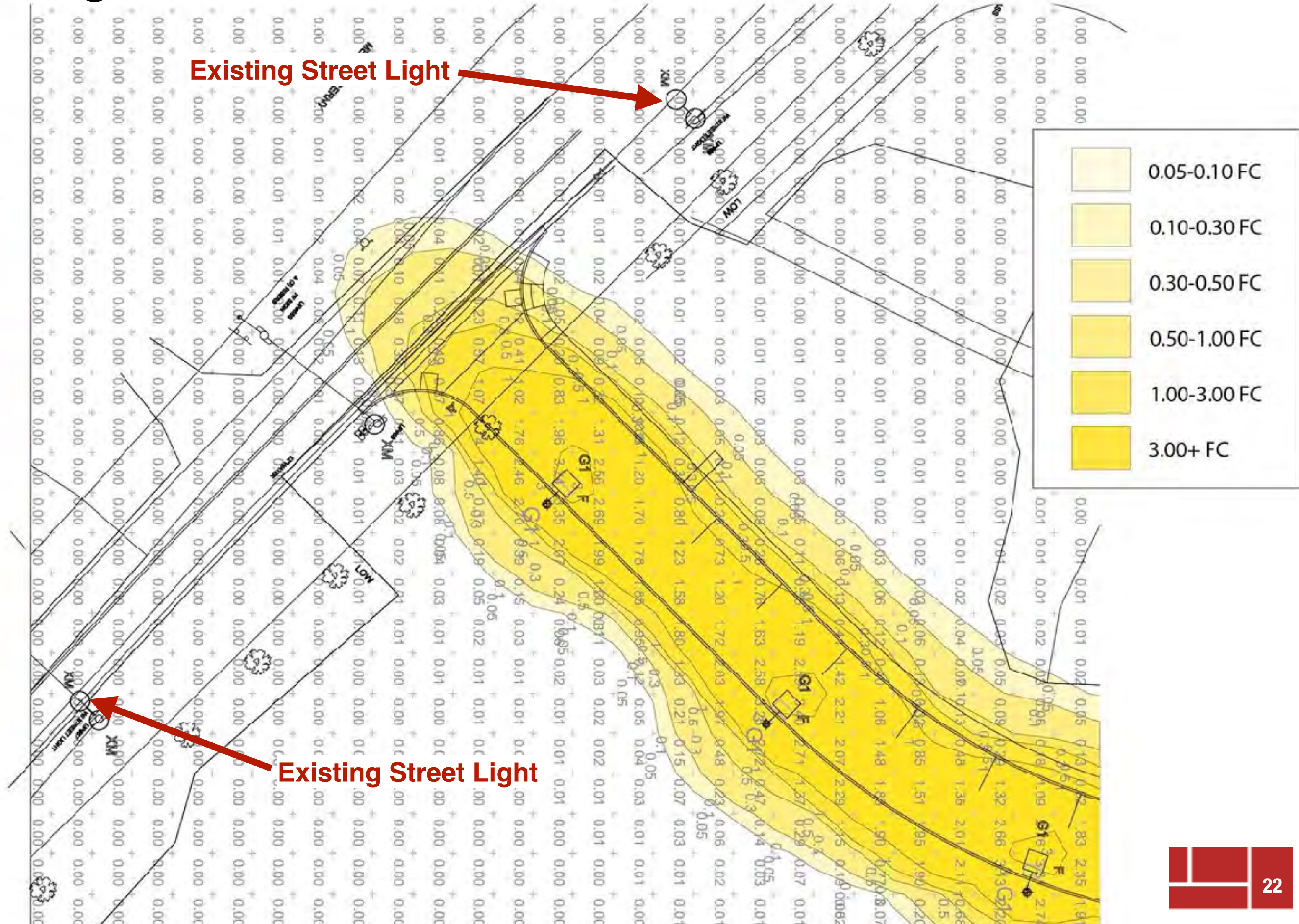


# Proposed | Site Lighting Photometrics at Curb Cuts

Main Entry



Egress Drive





# Projected CD/Bid Phase | Meetings & Milestones

Date	Time	Meeting/Milestone	AESBC/WG Anticipated Agenda Items	Confirmed Meeting Attendees
13-Nov-20	12:30 PM	WG Meeting	Project Overview, Soils (SGMP, HASP, etc.)	
16-Nov-20	7:00 PM	PB Site Plan Review Meeting (Special Meeting)		
17-Nov-20	1:00 AM	Peer Review Working Session	Review open comments with Bob Puff, Stantec and BSC Group	
19-Nov-20	6:00 PM to 7:30 PM	AESBC Meeting - November	TBD	
1-Dec-20		Design Team Response to Peer Reviews - Wetlands		
4-Dec-20		Design Team Response to Peer Reviews - Engineering		
7-Dec-20	7:00 PM	Cons. Comm. NOI Public Hearing	Project overview to bring new members up to speed in order to be able to vote	
14-Dec-20	7:00 PM	PB Site Plan Review Meeting	Close Hearing	
15-Dec-20	7:00 PM	Cons. Comm. NOI Public Hearing (Special Meeting)	Draft OOC/Close Hearing	
17-Dec-20	6:00 PM to 7:30 PM	AESBC Meeting - December	TBD	
28-Dec-20	7:00 PM	PB Site Plan Review Meeting	If Needed	
11-Jan-21	7:00 PM	Cons. Comm. NOI Public Hearing (Special Meeting)	Issue Final OOC	
13-Jan-21		Issue Bid Package		
28-Jan-21	6:00 PM to 7:30 PM	AESBC Meeting - January		
10-Feb-21		Filed Sub-bids Due		
17-Feb-21		General Contractor Bids Due		

- AESBC Mtg
- Permitting
- Design Milestone
- Working Group Mtg
- Bidding Milestone



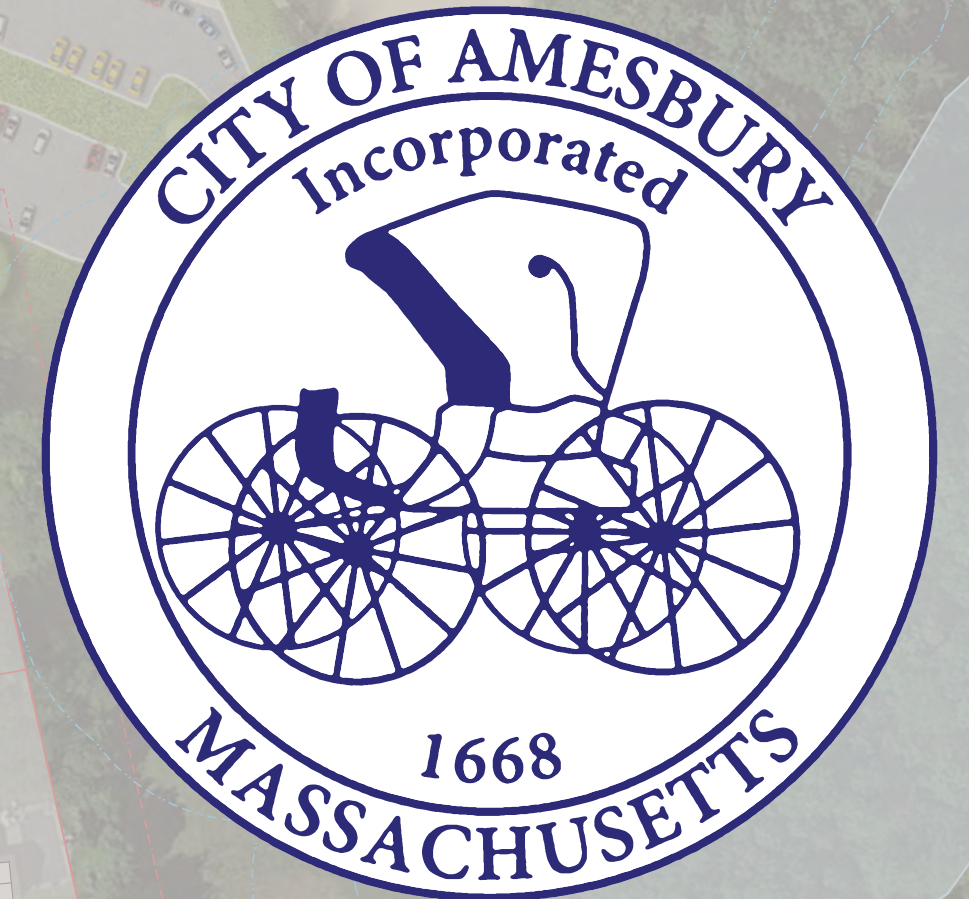
# Questions & Discussion







# Amesbury School Building Committee November 19, 2020



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